



53 Laburnum Drive
Cherry Willingham, Lincoln. LN3 4AR

BELL



53 Laburnum Drive

Cherry Willingham

This is a well presented, three bedroom, detached dormer bungalow, situated within an area of similar properties in the very popular village of Cherry Willingham. Accommodation comprises; entrance hall, lounge, home office/bedroom four, large family dining kitchen, family bathroom, sitting room and garden room to ground floor; 3 bedrooms with Jack 'n' Jill shower room to first floor. Driveway providing access to garage, garden to front and landscaped garden to the rear with garden shed.

Cherry Willingham offers a very good range of local amenities including; a primary and secondary school, sports/leisure centre facilities, Co-op Supermarket, post office and newsagent, butchers, hairdresser, chemist, food takeaways, public houses The eastern suburbs of Lincoln are now accessible by the 'Lincoln Eastern Bypass', which provides quick and easy access to routes to the north, east and south of the city. As a consequence, there are now good road connections out to surrounding RAF bases, Sleaford and Grantham, as well as by the A46 to the A1 and Newark with its London Kings Cross high speed rail connection.



ACCOMMODATION

Entrance Hall having uPVC front entrance door with obscure double glazed light panel, staircase up to first floor, wood style laminate flooring and radiator. Doors through to lounge, sitting room and to:

Family Bathroom comprising panel bath across one wall, pedestal wash hand basin and low level WC. Tiled floor, and ladderback style radiator/towel rail.

Home Office/former Bedroom 4 having a northerly outlook over the driveway; built-in under stairs storage cupboard, further built in cupboard space to one corner containing the Worcester gas fired central heating boiler, coving, wood style laminate flooring and radiator. Door through to:



Large Family Dining Kitchen having a very pleasant easterly outlook over the rear garden; an attractive range of contemporary style fitted base, drawer and wall units, work surface area with single drainer 1 1/2 bowl stainless steel sink unit inset, integrated Bosch dishwasher space for an appropriate laundry appliance below. The work surface extends around the adjoining wall with drawers, cupboard space, and a kickboard heater below and above a range wall covered units. A further work surface area with Bosch brushed steel oven below with a brushed steel four ring ceramic hob to surface with a cooker hood above and wall cupboard units set on either side. Set to one end there is room for an upright fridge/freezer as required. Fitted meter cupboard, coving, tile splash back to all fitted work surface areas, wood style laminate flooring, and ceiling spotlight fitting. uPVC double glazed rear entrance door to garden and door through to:

Garden Room with a very pleasant easterly outlook over the rear garden from the French doors; wood style laminate flooring, coving and radiator. Glazed double doors through to:

Sitting Room enjoying a pleasant westerly view over the front garden and across Laburnum Drive; chimney breast with fireplace comprising of a contemporary designs style gas flame effect fire with marble style back and hearth and attractive pine surround; coving and two radiators.

First Floor

Landing with an appealing easterly outlook over the rear garden. Doors through to Jack and Jill shower room and bedroom accommodation.

Principal Bedroom having an easterly view down over the front grounds and across Laburnum Drive with a glimpse of the countryside on the opposite side of the Witham gap towards Washingborough church, and radiator. Door through to:

Jack and Jill En-suite Shower Room comprising built-in shower cubicle to one corner with appropriate shower fitting and full height wall tiling, pedestal wash hand basin and low level WC. Attractive wall panelling to dado rail height, radiator and extractor fan. Door through to landing.

Bedroom 2 with a westerly aspect over the front garden and driveway; access to roof space and radiator.

Bedroom 3 with an easterly view out over the rear garden and beyond to neighbouring homes; and radiator.





OUTSIDE

The property stands in a slightly elevated position above Laburnum Drive and is approached across a wide block driveway which provides more than adequate parking for both family and visitors as well as access down the northern elevation of bungalow leading to the **Garage** with up and over door, uPVC double glazed rear service door to grounds, light and power.

The front garden is pleasantly landscaped with an area of formal lawn, accompanying beds and borders containing ornamental thistle, geranium, heather, palms, rosemary, cherry tree and more.

Set to the south western corner of the bungalow a gateway provides access to a footpath which runs through to the rear, a bin storage area and a good size Timber garden shed.

The property benefits from having a good size family rear garden which has been thoughtfully landscaped by the sellers. There is a patio terrace adjoining the rear eastern elevation of the bungalow onto which the French doors of the dining kitchen and Garage rear service door open. There are attractive paved gravel and slab pathways leading down to a gravel patio area and up to the corner of the garden which enjoys a south-westerly aspect. The garden is well enclosed by hedging and fencing as appropriate with borders containing a range of attractive plants and shrubs. There are exterior light fittings and an outside water tap.

West Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
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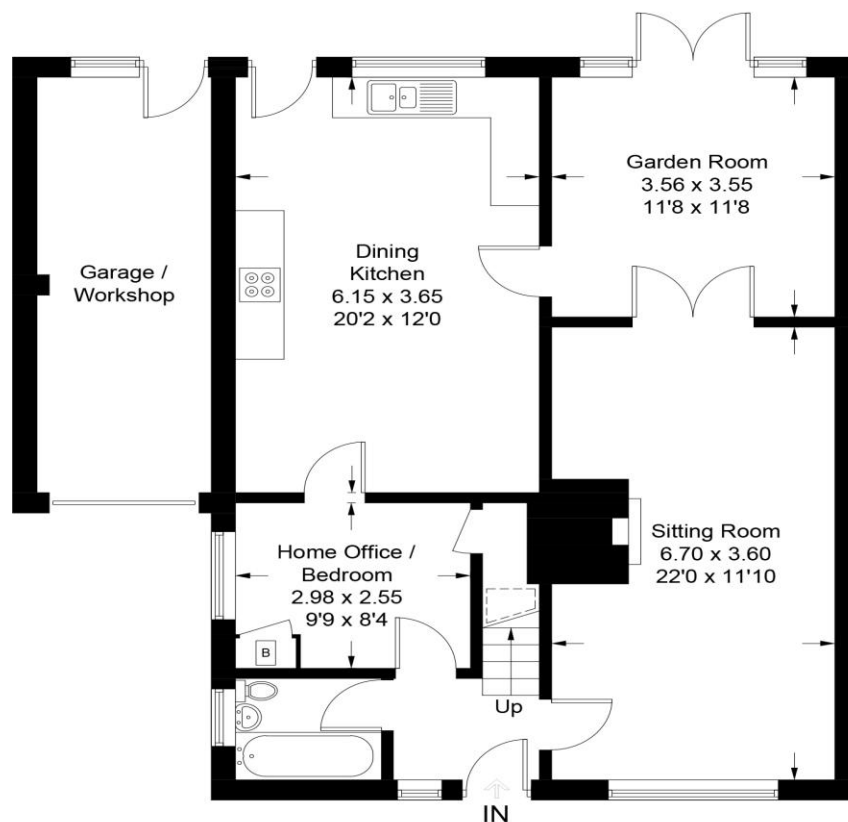
Brochure prepared 21.7.2026



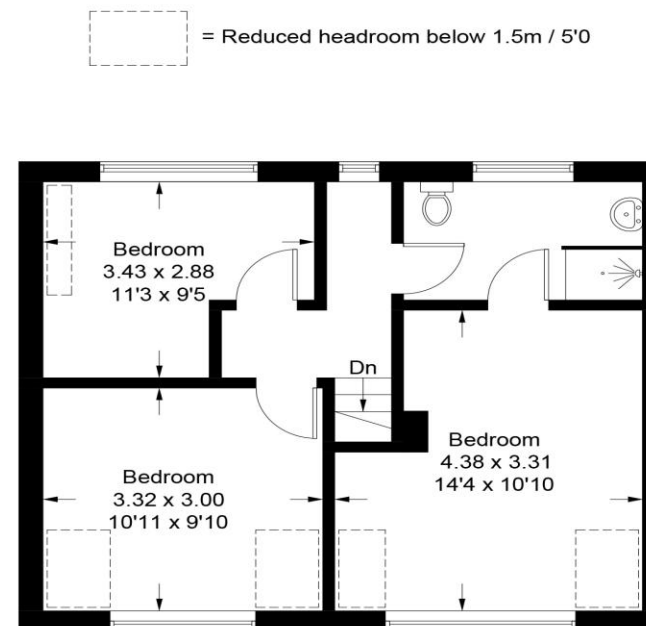


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Approximate Gross Internal Area
 Ground Floor = 77.4 sq m / 833 sq ft
 First Floor = 47.0 sq m / 506 sq ft
 Total = 124.4 sq m / 1339 sq ft
 (Excluding Garage / Workshop)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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